



**Special Permit Application**

**SP-22-150**

Submitted On: Oct 2, 2022

**Applicant**

 Dave Carroll

 9146450977



davecarroll@highlandsconservatory.com

**Primary Location**

49-51 WINCHESTER ST  
NEWTON HIGHLANDS, MA 02461

**To the Newton City Council**

The undersigned hereby makes application for permit to erect and use, to alter and use, or to make such uses as may be hereinafter specified of a building or buildings at the location and for the purpose hereinafter specified under the provisions of Chapter 30 of the Revised Ordinances, 2017, as amended, or any other sections

true

CITY CLERK  
NEWTON, MA 02459

2022 OCT 13 AM 10:48

RECEIVED

**Applicant Information**

The individual submitting this application is the petitioner

**Property Owner Information**

<b>Name</b>	<b>Address</b>
The Winchester St. Trust and Cline Realty Limited Partnership	49 Winchester Street
<b>City</b>	<b>State</b>
Newton	MA
<b>Zip Code</b>	<b>Telephone Number</b>
02461	617-332-7710
<b>Email</b>	
joni@clinerealtygroup.com	

**Application Information**

<b>Petition For</b>	<b>Application Type</b>
Special Permit/Site Plan Approval	Mixed Use
<b>Size of the main parcel (in square feet)</b>	<b>Does this involve multiple parcels?</b>
2881	No
<b>Are you creating any new residential units?</b>	<b>Are you creating gross Floor Area?</b>
No	No

Please reference sections of the ordinances from which relief is requested

§4.4.1  
§6.3.14.B.2

**Please describe proposed project:**

We are applying for a special permit for 51 Winchester St in Newton Highlands, for one-on-one music tutoring use. We will be having 4 teachers teaching music lessons Monday-Friday 3:00-6PM, 7 teachers Monday-Friday from 6PM-9PM, 7 teachers Saturday 8AM-5PM, and Sunday we will have 4 teachers 1PM-5PM. There will be 1 secretary from 12PM-5PM M-F and Sat from 8AM-5PM. At our busiest times (Monday-Fridays after 6PM and Saturdays from 12-4) we will have 7 Teachers and 1 Secretary.

**Are there any prior special permits and/or variances on the subject property?**

No

**Has this project been reviewed by historic?**

N/A

**Has this project been reviewed by conservation?**

N/A

**Does this petition require a rezoning to the Mixed Use 4 district?**

No

**Is this petition seeking to create an accessory apartment?**

No

**Is this petition seeking to create a rear lot subdivision?**

No

**Is this petition seeking to establish a Marijuana Establishment?**

No

**Does the project involve the creation or substantial alteration of 20,000 sq. ft. or more?**

No

**Is this petition subject to the Inclusionary Zoning section of the Newton Zoning Ordinance?**

No

**Does this petition create or alter an outdoor parking facility containing more than five parking stalls?**

No

**Does this petition increase the amount of impervious surface by more than the lesser of a) four percent of the lot size or b) 400 square feet?**

No

**Applicant Declaration**

Please review the City Council Rules and Orders (<https://www.newtonma.gov/home/showpublisheddocument/27811/637262406217830000>) before signing

**The undersigned agree to comply with the requirements of the Zoning Ordinance and rules of the Land Use Committee of the City Council in connection with this application.**

true